TENTATIVE PARCEL MAP No. 74999

FOR SUBDIVISION PURPOSES FOR PARCEL 1 AND FOR CONDOMINIUM PURPOSES FOR PARCEL 2
BEING A SUBDIVISION OF LOTS 1-10, 16-21 & 39 OF TRACT NO. 7863 MB 93-26-27

CULVER CITY

LOS ANGELES COUNTY, CALIFORNIA

Attachment No. 6

ASSESSORS PARCEL MAP NUMBERS

4231-002-900, 4231-002-901,
4231-002-902, 4231-002-903,
4231-002-904, 4231-002-905,
4231-002-906, 4231-002-907,
4231-002-908 AND 4231-002-909

EXISTING ZONING

CG: COMMERCIAL GENERAL

PROPOSED ZONING

CG: COMMERCIAL GENERAL

PROPERTY ADDRESS

NWC OF WASHINGTON BLVD & CENTINELA AVE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°56'26"E	25.81'
L2	N25°59'27"E	48.61'
L3	N25°59'27"E	37.43'
L4	N84°24'43"E	136.72'

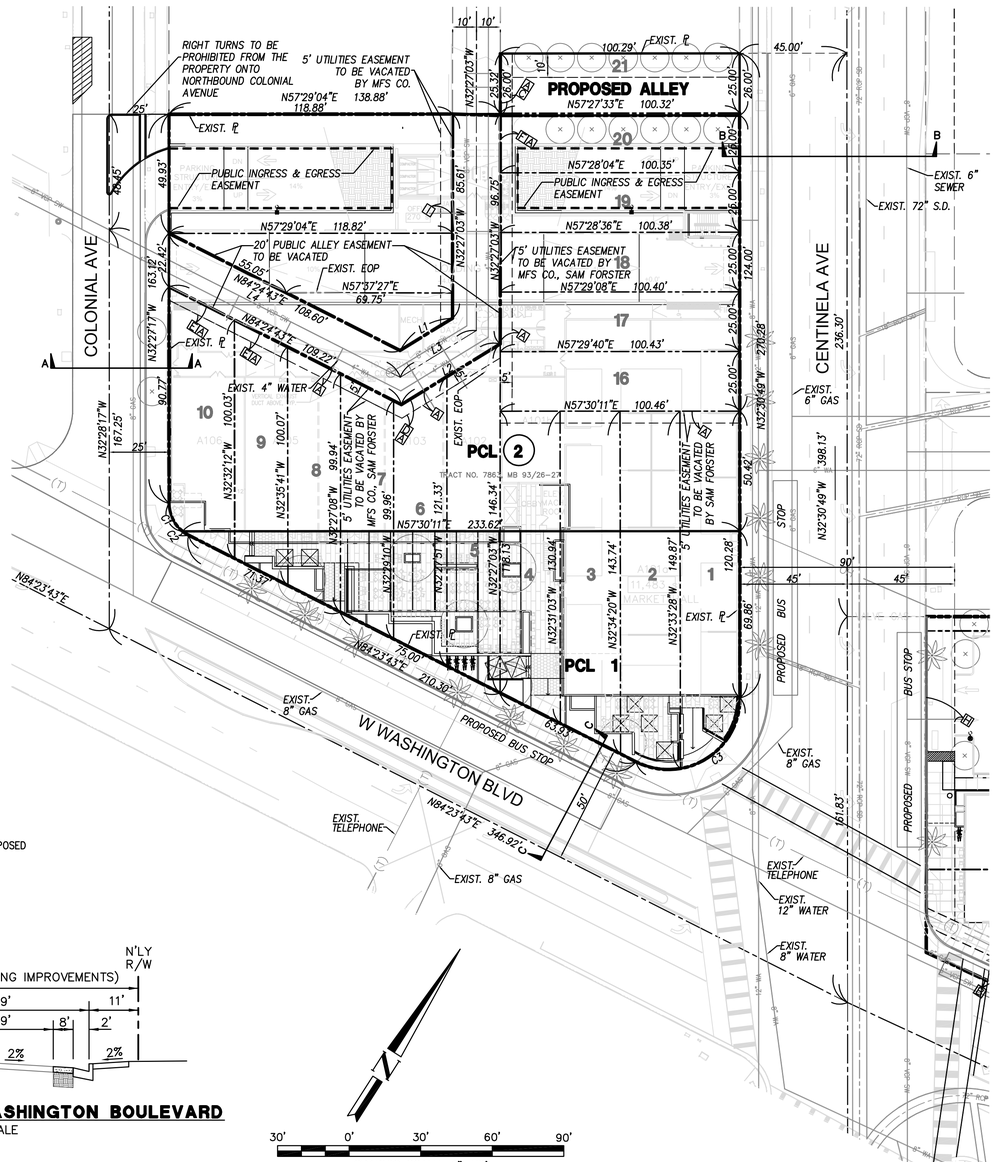
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°43'56"	15.00'	13.54'
C2	11°24'04"	15.00'	2.98'
C3	116°54'32"	30.00'	61.21'

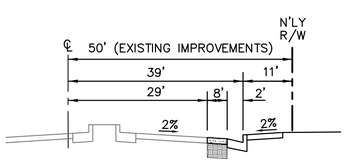
SITE INFORMATION

LOT	AREA (ACRES)
A	1.24

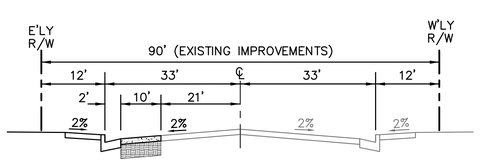
NOTES

1. INTERIOR ALLEY TO BE VACATED
2. NEW ALLEY TO BE DEDICATED WHERE SHOWN
3. TWO CONDOMINIUM UNITS OVER PARCEL 2 ARE PROPOSED

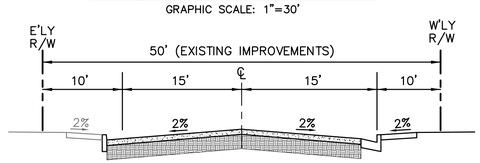




TYPICAL SECTION C-C WASHINGTON BOULEVARD
NOT TO SCALE



TYPICAL SECTION B-B CENTINELA AVENUE
NOT TO SCALE



TYPICAL SECTION A-A COLONIAL AVENUE
NOT TO SCALE

30' 0' 30' 60' 90'
GRAPHIC SCALE: 1"=30'

EXCEPTIONS AND EASEMENTS

TITLE REPORT PREPARED BY: OLD REPUBLIC TITLE COMPANY, REPORT #2676007023-52, DATED FEBRUARY 26, 2016

1-3 TAXES.

THE FOLLOWING ITEMS AFFECT PARCELS 3, 4, 5, 6, 7, 9 AND 10:

12. AN EASEMENT TO SAM FORSTER, ET AL AFFECTING THAT PORTION OF SAID LAND AND FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES AS PROVIDED PER THE GRANT DEED RECORDED IN BOOK 3128, PAGE 373, OF OFFICIAL RECORDS.

    (DOCUMENT AFFECTS – PLOTTED HEREON AS A TO BE QUITCLAIMED)

13. AN EASEMENT TO MARGULIS-FORSTER-STULMAN COMPANY FOR POLES, PIPES AND CONDUITS AND INCIDENTAL PURPOSES AS PROVIDED IN THE DOCUMENT RECORDED IN BOOK 7173, PAGE 100 AND IN BOOK 9590 PAGE 53, BOTH OF OFFICIAL RECORDS.

    (DOCUMENT AFFECTS – PLOTTED HEREON AS D TO BE QUITCLAIMED)

14. AN EASEMENT TO MARGULIS-FORSTER-STULMAN COMPANY FOR PIPES, POLES AND INCIDENTAL PURPOSES AS PROVIDED IN THE DOCUMENT RECORDED IN BOOK 7361, PAGE 68, OF OFFICIAL RECORDS.

    (DOCUMENT AFFECTS – PLOTTED HEREON AS E TO BE QUITCLAIMED)

15. AN EASEMENT TO MARGULIS-FORSTER-STULMAN COMPANY, A CORPORATION, FOR PIPES, POLES AND INCIDENTAL PURPOSES AS PROVIDED IN THE DOCUMENT RECORDED IN BOOK 7025, PAGE 256, OF OFFICIAL RECORDS.

    (DOCUMENT AFFECTS – PLOTTED HEREON AS C TO BE QUITCLAIMED)

16. AN EASEMENT TO MARGULIS-FORSTER-STULMAN COMPANY, A CORPORATION, FOR PIPES, POLES AND INCIDENTAL PURPOSES AS PROVIDED IN THE DOCUMENT RECORDED IN BOOK 9441, PAGE 165, OF OFFICIAL RECORDS.

    (DOCUMENT AFFECTS – PLOTTED HEREON AS F TO BE QUITCLAIMED)

17. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE INSTRUMENT ABOVE MENTIONED.

18. AN EASEMENT TO MARGULIS-FORSTER-STULMAN COMPANY, A CORPORATION, FOR PIPES, POLES AND INCIDENTAL PURPOSES AS PROVIDED IN THE DOCUMENT RECORDED IN BOOK 7307, PAGE 86, OF OFFICIAL RECORDS.

    (DOCUMENT AFFECTS – PLOTTED HEREON AS I TO BE QUITCLAIMED)

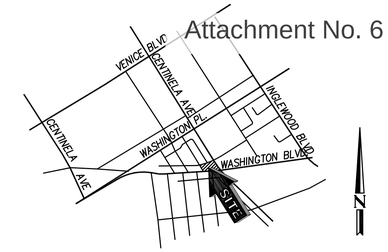
19. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE INSTRUMENT ABOVE MENTIONED.

20. MATTERS AS CONTAINED OR REFERRED TO IN AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING BILLBOARD AND APPURTENANCES REMOVAL" RECORDED OCTOBER 31, 1996 AS INSTRUMENT NO. 96-1768853, OF OFFICIAL RECORDS.

21. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY OF THE CITY OF CULVER CITY, CALIFORNIA, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW, AS DISCLOSED BY A DOCUMENT RECORDED NOVEMBER 24, 1998 AS INSTRUMENT NO. 98-2155317, OF OFFICIAL RECORDS.

22. AMENDMENT TO GRANT OF EASEMENT BY SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AND CULVER CITY REDEVELOPMENT AGENCY, A PUBLIC BODY, CORPORATE AND POLITIC, RECORDED APRIL 15, 2009 AS INSTRUMENT NO. 20090543811, OF OFFICIAL RECORDS

    (DOCUMENT IS BLANKET IN NATURE AND AFFECTS LOTS 1-6, TO BE QUITCLAIMED)



VICINITY MAP
NO SCALE

THE FOLLOWING ITEMS AFFECT ALL PARCELS:

23. THE FACT THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY OF THE CITY OF CULVER CITY, CALIFORNIA, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW, AS DISCLOSED BY A DOCUMENT RECORDED MARCH 10, 2011 AS INSTRUMENT NO. 20110371813, OF OFFICIAL RECORDS.

AFFECTS THIS AND OTHER PROPERTY.

24. A DEED OF TRUST RECORDED MARCH 10, 2011 AS INSTRUMENT NO. 20110371814, OF OFFICIAL RECORDS.

25. FINANCING STATEMENT RECORDED MARCH 10, 2011 AS INSTRUMENT NO. 20110371817, OF OFFICIAL RECORDS.

26. COVENANTS, CONDITIONS AND RESTRICTIONS AS PROVIDED IN THE DOCUMENT RECORDED OCTOBER 10, 2012 AS INSTRUMENT NO. 20121530394, OF OFFICIAL RECORDS.

AFFECTS THIS AND OTHER PROPERTY.

27-30 TITLE COMPANY STATEMENTS

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CENTINELA AVENUE AS SHOWN ON TRACT NO. 16273, FILED IN BOOK 382, PAGES 40 AND 41, BEING NORTH 32°30'49" WEST

BENCHMARK

CITY OF L.A. SURV PBM *STMPD 17-06232 1969* 2 FT N OF N CURB LINE WASHINGTON BLVD; 69.5 FT E OF E P.L. CENTINELA AVE; E END CATCH BASIN 41.463' 1985 NGVD 1929

CIVIL ENGINEER

DRC ENGINEERING, INC.
160 SOUTH OLD SPRINGS ROAD, SUITE 210
ANAHEIM HILLS, CA 92808
(714) 685-6860
(714) 685-6801 FAX
CONTACT:

DEVELOPER

REGENCY CENTERS
915 WILSHIRE BLVD. SUITE 2200
LOS ANGELES, CA. 90017
(213) 553-2277
CONTACT: LUIS GOMEZ

LEGEND

MAP BORDER	
STREET CENTERLINE	
EXISTING UTILITY EASEMENT	
EXISTING LOT LINE	
EXISTING RIGHT-OF-WAY	

UTILITIES

CULVER CITY SANATATION DEPT.	*(310) 253-6400*
GOLDEN STATE WATER COMPANY	*(800) 999-4033*
LOS ANGELES DEPARTMENT OF WATER AND POWER	*(800) 342-5397*
METROPOLITAN WATER DISTRICT	*(626) 844-5610*
SOUTHERN CALIFORNIA EDISON	*(800) 611-1911*
SOUTHERN CALIFORNIA GAS COMPANY	*(800) 427-2200*
DIG ALERT	*(800) 422-4133*
FRONTIER COMMUNICATIONS	*(800) 483-5000*

OWNER

THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF CULVER CITY

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

PASCAL R. APOTHELOZ, PLS 7734
EMAIL: papotheloz@drc-eng.com

LICENSED LAND SURVEYOR PASCAL R. APOTHELOZ LS 7734 STATE OF CALIFORNIA

PREPARED BY:
DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860
LAWRENCE MITCHELL GATES R.C.E. 45712 DATE

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER LAWRENCE MITCHELL GATES No. 45715 Exp. 12-31-18 CIVIL STATE OF CALIFORNIA

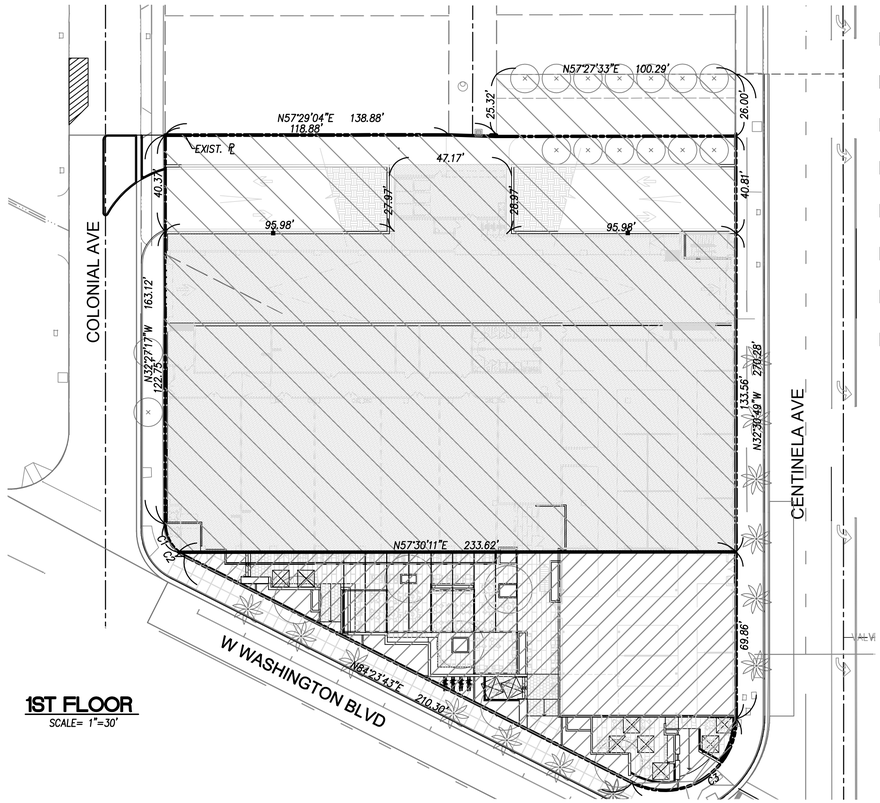
NO.:	REVISION:	DATE:

PROJECT: **REGENCY CULVER CITY**
CULLVER CITY, CA
WASHINGTON & CENTINELA

DRAWING NAME: **TENTATIVE MAP**

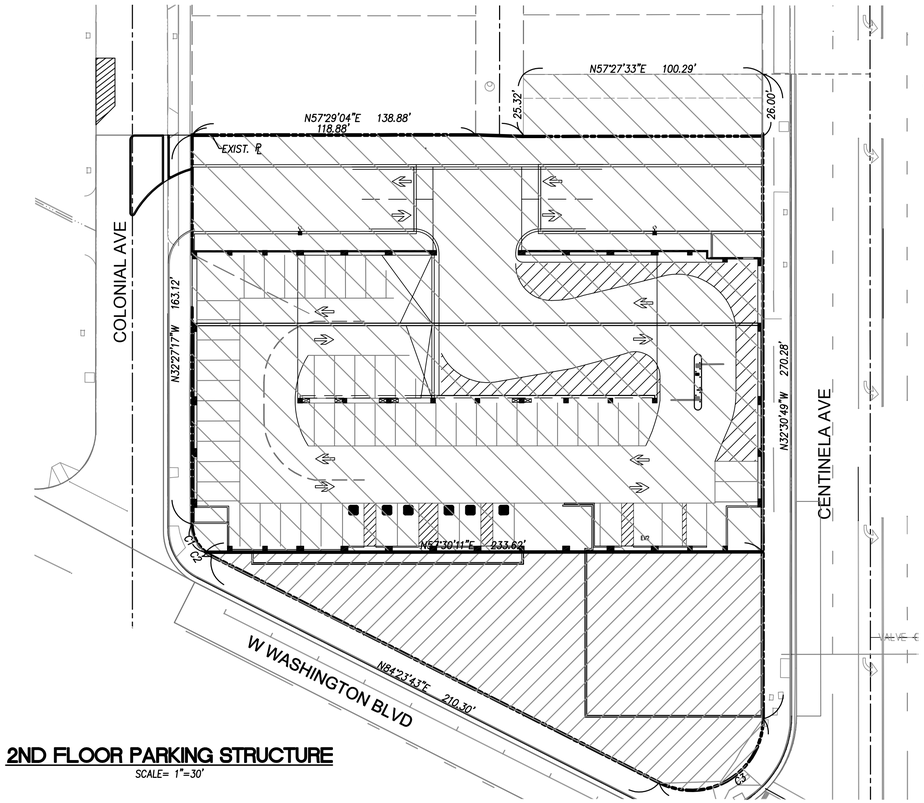
ISSUE:	PLANNING COMMISSION
DATE:	10-19-2017
CHECKED: RJV	DRAWN: JE
DRAWING FILE:	5820tm201
PROJECT NO.:	15-820
SHEET NUMBER:	1 OF 2 SHEETS
SCALE:	AS SHOWN

EXTERNAL REFERENCES: 5820tmx01 5820ln101 5820tmx03 5820ln102 _tmp_co_stamp 5820 AR Site 2nd Flr 5820 AR Site 3rd FL 5820 AR Site 4th Flr 5820 LS Site
FILENAME: M:\2015\15-820 Regency Culver City\TM\5820tm201.dwg, LAST SAVED ON: Oct 19 2017 8:56am PLOTTED BY: RENE, ON: Oct 19 2017 8:56am, CFG:



1ST FLOOR

SCALE= 1"=30'



2ND FLOOR PARKING STRUCTURE

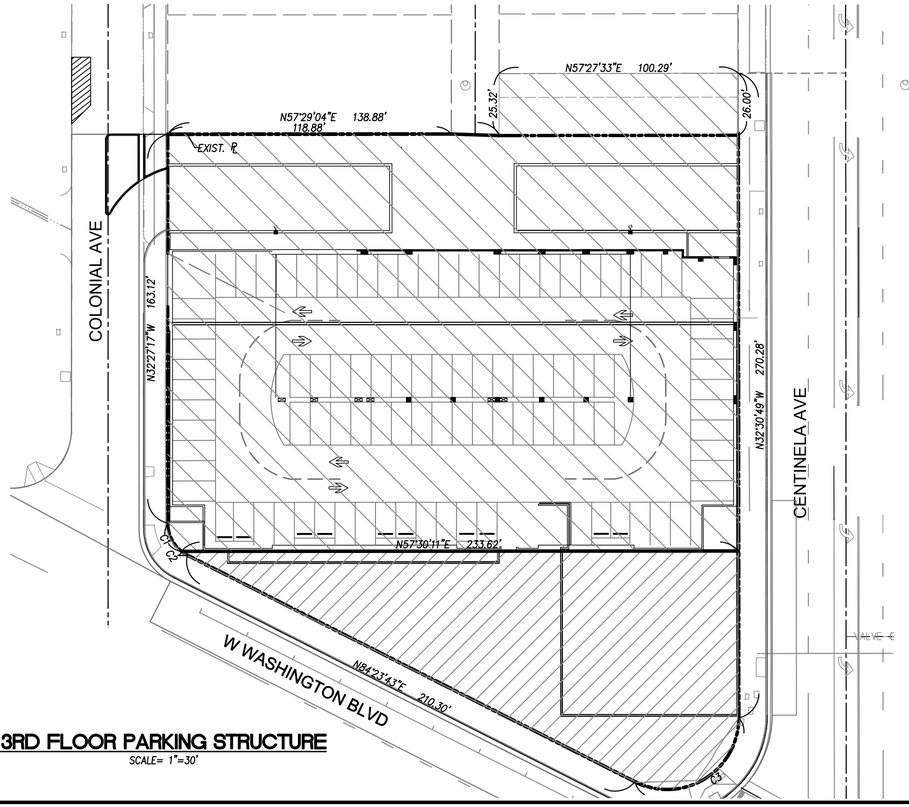
SCALE= 1"=30'

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- STREET CENTERLINE
- EXISTING UTILITY EASEMENT
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- CITY PROPERTY
- DEVELOPER PROPERTY
- DEVELOPER AIRSPACE UNIT

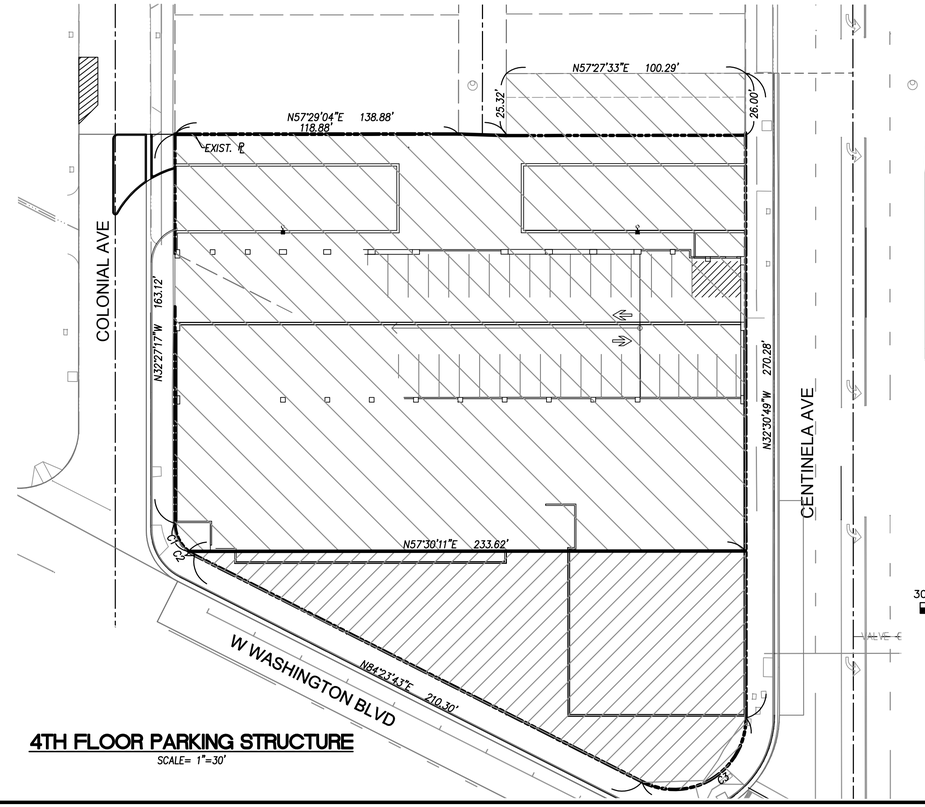
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	51°43'56"	15.00'	13.54'
C2	11°24'04"	15.00'	2.98'
C3	116°54'32"	30.00'	61.21'



3RD FLOOR PARKING STRUCTURE

SCALE= 1"=30'



4TH FLOOR PARKING STRUCTURE

SCALE= 1"=30'

30' 0' 30' 60' 90'

GRAPHIC SCALE: 1"=30'

LICENSED LAND SURVEYOR PASCAL R. APOTEOLOZ LS 7734 STATE OF CALIFORNIA

PREPARED BY:
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Civil Engineering/Land Surveying/Land Planning
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R.C.E. 45712
LAWRENCE MITCHELL GATES
DATE

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER LAWRENCE MITCHELL GATES No. 45715 Exp. 12-31-18 CIVIL STATE OF CALIFORNIA

NO.:	REVISION:	DATE:

PROJECT:

REGENCY CULVER CITY
CULLVER CITY, CA
WASHINGTON & CENTINELA

DRAWING NAME: **TENTATIVE MAP-AIRSPACE**

ISSUE:	PLANNING COMMISSION
DATE:	10-19-2017
CHECKED: RJV	DRAWN: JE
DRAWING FILE:	5820tm202
PROJECT NO.:	15-820
SHEET NUMBER:	2 OF 2 SHEETS
SCALE:	AS SHOWN

EXTERNAL REFERENCES: 5820tm001 5820tm101 tmp_co.dwg 5820 AR Site 2nd FL 5820 AR Site 3rd FL 5820 AR Site 4th FL 5820 LS Site
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